



Hailey Avenue, Loughborough

welcome to

Hailey Avenue, Loughborough

A well-presented three bedroom semi-detached in the Thorpe Acre district of Loughborough, benefiting from replacement UPVC double glazing, a recently replaced combination boiler, open plan dining kitchen and a lounge. Three bedrooms, modern bathroom, a driveway, single garage and lovely gardens!

Entrance

The property is entered via the front door into the entrance hall with stairs off to the first floor with and a door to the living room.

Lounge

12' 1" x 14' 6" (3.68m x 4.42m)

The lounge providing a closed seating area offers storage under the stairs, a radiator, UPVC double glazed windows to the front elevation and access to the kitchen/diner.

Kitchen Diner

15' 4" x 8' 6" (4.67m x 2.59m)

The Kitchen/Diner offers a range of wall and base units, a radiator, space for a fridge freezer, integrated oven and hob, extractor fan, UPVC double glazed windows to the rear elevation, UPVC double glazed door providing access to the rear garden.

Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)

The first bedroom has double glazed windows to the rear elevation and a radiator.

Bedroom Two

8' 9" x 11' (2.67m x 3.35m)

The second bedroom has double glazed windows to the front elevation a radiator and coving to the ceiling.

Bedroom Three

6' 3" max x 9' 3" max (1.91m max x 2.82m max)

The third bedroom has double glazed windows to the front elevation, a radiator and a storage cupboard over the stairs.

Bathroom

Newly fitted double shower, low flush wc, double vanity hand wash basin, heated towel rail and an extractor fan.

Landing

The landing has doors off to first floor rooms and storage with loft hatch.

External

Externally, the property offers a front driveway, rear garden with decking, lawn and access to the garage.





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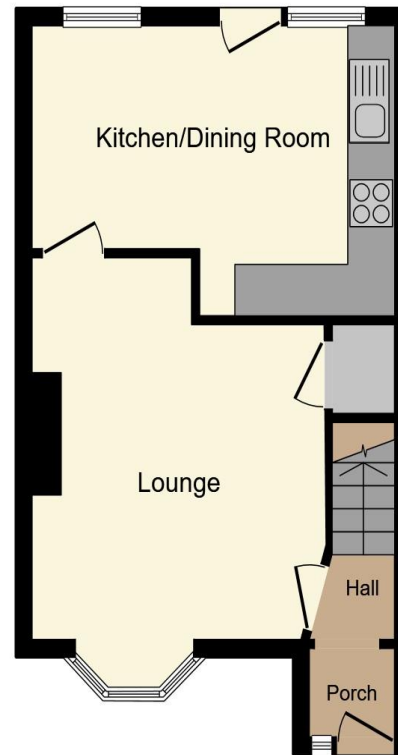
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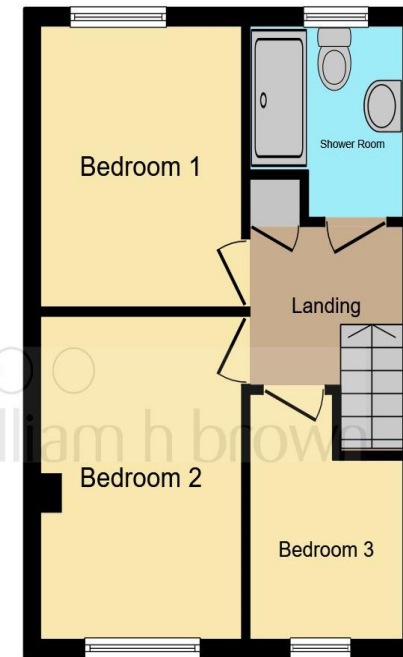
- THREE BEDROOM DETACHED
- STONEBOW PRIMARY SCHOOL CATCHMENT
- CUL-DE-SAC LOCATION
- DETACHED SINGLE GARAGE
- NEWLY FITTED BATHROOM

Tenure: Freehold EPC Rating: C

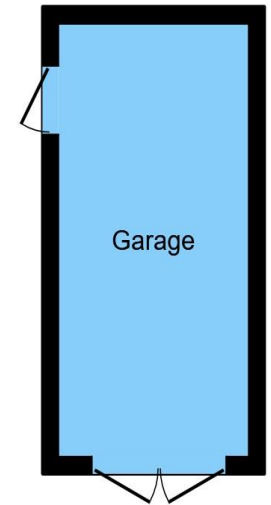
£265,000



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114539 - 0004

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